

## MINUTES

### SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

#### PLANNING AND RESEARCH COMMITTEE MEETING

Wednesday, September 12, 2018

2:45 p.m.

Concordia University  
Center for Environmental Stewardship  
Exhibit Hall, 2<sup>nd</sup> Floor  
Mequon, WI 53097

#### Present:

#### Excused:

##### Commissioners:

Daniel S. Schmidt, Chairman  
Jose Delgado, Vice Chairman  
Steve Bostrom  
Thomas H. Buestrin  
Charles L. Colman  
Michael A. Crowley  
Theodore Lipscomb, Sr.  
Aloysius Nelson  
Robert W. Pitts  
Jennifer K. Rothstein  
Nancy Russell  
Jeffrey D. Schleif  
David L. Stroik  
Gustav W. Wirth, Jr.

Brian R. Dranzik  
William R. Drew  
James A. Ladwig  
Peggy L. Shumway

##### Staff:

Michael G. Hahn	Executive Director
Kevin J. Muhs	Deputy Director
Elizabeth A. Larsen	Assistant Director – Administration

#### ROLL CALL

Chairman Schmidt called the Planning and Research Committee meeting to order at 2:45 p.m. Roll call was taken and a quorum was declared present. Chairman Schmidt indicated for the record that Commissioners Dranzik, Drew, Ladwig, and Shumway, had asked to be excused.

#### APPROVAL OF MINUTES OF THE AUGUST 7, 2018, MEETING

Chairman Schmidt asked if there were any changes or additions to the August 7, 2018, meeting minutes.

On a motion by Mr. Stroik, seconded by Mr. Nelson, and carried unanimously, the minutes of the August 7, 2018, Planning and Research Committee Meeting were approved.

## **CONSIDERATION OF AMENDMENT TO THE REGIONAL WATER QUALITY MANAGEMENT PLAN**

### **Village of Germantown Sewer Service Area** (Copy attached to Official Minutes)

Chairman Schmidt asked Mr. Hahn to review with the Committee the proposed amendment to the adopted regional water quality management plan pertaining to the Village of Germantown sanitary sewer service area. A copy of the preliminary draft of a SEWRPC Staff Memorandum dated September 2018, concerning this matter had been provided to the Committee members for review prior to the meeting.

Mr. Hahn indicated that by letters dated April 17 and July 25, 2018, the Village of Germantown requested that the Southeastern Wisconsin Regional Planning Commission (SEWRPC) amend the Village of Germantown sanitary sewer service area tributary to the Milwaukee Metropolitan Sewerage District system. That area is currently documented in SEWRPC Community Assistance Planning Report No. 70, *Sanitary Sewer Service Area for the Village of Germantown, Washington County, Wisconsin* dated July 1983, as amended. He said that the basic purpose of the amendment would be to include within the planned sewer service area certain lands located immediately adjacent to, but outside, the currently adopted sewer service area.

He directed the attention of the Committee members to Map 1, which identifies the proposed 473 acres to be added to the sanitary sewer service area. He noted the area includes 63 acres of environmentally significant lands, 31 acres of existing urban land, and 379 acres of agricultural and other open land. The residential development would accommodate a population of about 34 persons.

Mr. Hahn described the areas indicated on Map 1 as follows:

- Area A encompasses approximately 32 acres and is identified under the Village Comprehensive plan, as industrial/office use. This area does not contain wetlands, environmental corridors, or isolated natural resource areas.
- Area B encompasses approximately 431 acres and includes 61 acres of environmentally significant land, 30 acres of existing urban land, and 340 acres of agricultural and other open land. This area would be developed in industrial/office, commercial, and mixed uses.
- Area C encompasses approximately 10 acres and includes about two acres of environmentally significant land and eight acres of agricultural and other open land. The subject area would be developed in residential uses, accommodating 14 single-family lots in the Wrenwood Subdivision.

Mr. Hahn stated that the proposed addition to the Village of Germantown sanitary sewer service area represents an increase in the planned sewer service area of about 5 percent. He also stated that there should be no significant adverse water quality impacts attributable to the development of the planned sewer service area, assuming that all applicable Federal, State, and local permits are obtained and that proper site development and construction practices are employed.

Mr. Hahn noted that the expansion is consistent with the land use component of the VISION 2050 regional land use and transportation plan, with the regional water quality management plan, and with Chapter NR 121 of the *Wisconsin Administrative Code* governing the preparation of areawide water quality management plans.

Planning and Research Committee Meeting  
September 12, 2018

He then said a public hearing was held on September 10, 2018, no objections to the proposed amendment were expressed at the hearing, and the Village Board approved the sewer service area amendment on September 10, following the public hearing.

Mr. Hahn stated that it is recommended that the Commission formally amend the Village of Germantown sanitary sewer service area. Upon approval the amendment will go to the Wisconsin Department of Natural Resources (WDNR) for approval and the WDNR will then provide the amendment to the U.S. Environmental Protection Agency for certification.

In response to an inquiry by Mr. Delgado regarding peak daily wastewater flows, Mr. Hahn stated that wastewater treatment plants are designed to handle peak flows, that average annual flows are related to peak flows, and that the SEWRPC and WDNR staffs evaluate a plant's ability to treat peak flows during reviews of plant facilities plans.

In response to an inquiry by Mr. Delgado concerning the Commission's role in implementing the job/housing balance, Mr. Hahn said that:

- The Commission includes information in sewer service area amendment reports regarding whether a municipality has housing options that are affordable to people who work in that municipality.
- That information is taken from the SEWRPC regional housing plan.
- The Commission's role in this matter is advisory, but a recommendation is included suggesting that the municipalities in which a job-housing imbalance is identified conduct a more-detailed local evaluation of the job/housing balance and, if such an imbalance is confirmed, consider addressing the imbalance the next time the local comprehensive plan is amended.

In response to an additional inquiry by Mr. Delgado, Mr. Hahn stated the definitions of lower-, moderate-, and higher-wage jobs are provided in footnote 2 of Appendix A, "Regional Housing Plan: Job/Housing Balance Analysis," in the sewer service area amendment report.

Mr. Nelson noted that Map A-1 indicates a shortage of lower-cost housing compared to lower wage jobs in the Village of Pleasant Prairie. He then inquired if this housing shortage will affect Foxconn employees. Mr. Hahn responded that providing a range of housing types that are affordable to the workforce associated with the main Foxconn manufacturing compass and its ancillary development will be important to attract the needed workers. Mr. Hahn noted that the draft VISION 2050 amendment that is undergoing public review recommends a compact development pattern that would support the development of both multifamily housing and modest single-family housing in the area of the Foxconn campus.

In response to an inquiry by Mr. Colman, Mr. Schleif responded that Area C noted on Map 1, which is slated to be the Wrenwood Subdivision, was approved for development ten years ago by the Village of Germantown,

There being no further questions or comments, on a motion by Mr. Delgado, seconded by Mr. Stroik, and carried unanimously, the Amendment to the Village of Germantown sanitary sewer service area, was approved.

## **NEXT MEETING**

The next meeting of the Planning and Research Committee will be held on Tuesday, November 6, 2018, at 1:30 p.m.

Planning and Research Committee Meeting  
September 12, 2018

**CORRESPONDENCE/ANNOUNCEMENTS**

There was no correspondence or announcements.

**ADJOURNMENT**

There being no further business to come before the Committee, on a motion by Mr. Stroik, seconded by Mr. Bostrom, and carried unanimously, the meeting was adjourned at 2:55 p.m.

Respectfully submitted,

Michael G. Hahn  
Deputy Secretary

MGH/KJM/EAL  
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